

BOARD OF APPEAL REFERRALS

July 6, 1978

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MEMORANDUM

July 6, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY  
FROM: Robert F. Walsh, Director  
SUBJECT: BOARD OF APPEAL REFERRALS

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Hearing: 7/25/78

Z-4162  
Michael Kouri  
7 Montvale Street, West Roxbury  
near Iona Street

Two-story frame structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.5 local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from four- to five-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
8-7. A multi-family dwelling is forbidden in an R-.5 district.		
17-1. Open space is insufficient.		

In 1974, the Board of Appeal granted former owner approval for construction of four-unit structure; Authority had recommended denial. Current proposal for basement apartment is unwarranted and would lead to overcrowding and intensify a nonconforming use in this low-density residential district.  
Recommend denial.

VOTED: In reference to Petition Z-4162, brought by Michael Kouri, 7 Montvale Street, West Roxbury, for a forbidden use and a variance for a change of occupancy from four- to five-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposal for basement apartment is unwarranted and would lead to overcrowding and intensify a nonconforming use in this low-density residential district.

Z-4162  
7 MONTVALE S.  
(ROS.)



Board of Appeal Referrals 7/6/78

Hearing: 7/18/78

Z-4173

Van Buren Realty, Inc.  
1779 Centre Street, West Roxbury  
at Redlands Road

Gas service station

District(s): apartment \_\_\_\_\_  
residential \_\_\_\_\_  
single family \_\_\_\_\_ general business B-1 \_\_\_\_\_  
local business \_\_\_\_\_ industrial \_\_\_\_\_  
waterfront \_\_\_\_\_  
manufacturing \_\_\_\_\_

Purpose: to change occupancy from gas service station to self-service  
gas station.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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8-7. A gas service station is conditional in a  
B-1 district.

Proposal will enhance appearance of property. Petitioner has met with  
neighborhood groups; landscaping design has been reviewed and approved  
by abutters. Recommend approval with proviso.

VOTED: In reference to Petition Z-4173, brought by  
Van Buren Realty, Inc., 1779 Centre Street,  
West Roxbury, for a conditional use for a  
change of occupancy from gas service station  
to self-service gas station in a general  
business (B-1) district, the Boston  
Redevelopment Authority recommends approval  
provided facility complies with Board of  
Appeal guidelines for gas service stations.  
Landscaping design has been reviewed and  
approved by abutters.

Z-4173  
1779 CENTRE ST.  
(W.R.)



Board of Appeal Referrals 7/6/78

Hearing: 7/18/78

Z-4181

Marie L. Salami  
632 West Park Street, Dorchester  
near Wescott Street

4,050 square feet of land

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.8 local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to erect three-story, frame, three-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
14-2. Lot area is insufficient.	8,000 sf	4,050 sf
14-3. Lot width is insufficient.	50 ft.	49 ft.
14-4. Street frontage is insufficient.	50 ft.	49 ft.
17-1. Open space is insufficient.	800 sf	405 sf
19-1. Side yard is insufficient.	10 ft.	5 ft.
20-1. Rear yard is insufficient.	40 ft.	30 ft.

Proposal, which will replace a structure with similar occupancy destroyed by fire in 1972, is consistent with surrounding neighborhood residential two- and three-family density. Recommend approval.

VOTED: In reference to Petition Z-4181, brought by Marie L. Salami, 632 West Park Street, Dorchester, for six variances to erect a three-story, three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with surrounding neighborhood residential two- and three-family density.



Board of Appeal Referrals 7/6/78

Hearing: 7/11/78

Z-4182

George Terzides

248 Washington Street, Brighton  
near Shannon Street

Three-story frame structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.8 local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to erect one-story addition to three-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
19-1. Side yard is insufficient.	10 ft.	7 ft.
20-1. Rear yard is insufficient.	40 ft.	10 ft.

Existing density and irregular lot lines of adjacent properties make proposal inappropriate. Recommend denial.

VOTED: In reference to Petition Z-4182, brought by George Terzides, 248 Washington Street, Brighton, for two variances to erect a one-story addition to a three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Existing density and irregular lot lines of adjacent properties make proposal inappropriate.

Z 4(82) WASHINGTON ST.  
248 (B.R.)



Board of Appeal Referrals 7/6/78

Hearing: 7/25/78

Z-4187

Merchants Distributors, Inc.  
1299 Boylston Street, Boston  
at Jersey Street

Two-story structure

District(s): apartment \_\_\_\_\_ general business B-2 \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to erect one double-faced, four-panel pylon sign.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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11-2. A free-standing sign is not allowed in  
a B-2 district.

Two free-standing signs advertising tire company would be removed and replaced with one indicating "Merchants Tire Co.", "B. F. Goodrich", "Kelly Tires", and "Michelin". Proposed height and area are excessive. Staff would be amenable to one sign meeting height and area requirements with design review. Recommend approval with provisos.

VOTED: In reference to Petition Z-4187, brought by Merchants Distributors, Inc., 1299 Boylston Street, Boston, for a conditional use to erect a double-faced, four-panel sign in a general business (B-2) district, the Boston Redevelopment Authority recommends approval only with the following provisos: that the free-standing sign satisfy height and area requirements; that plans be submitted to the Authority for design review.

Z - 4187

1299 BOYLSTON ST.  
(B.P.)



Board of Appeal Referrals 7/6/78

Hearing: 7/25/78

Z-4194

James Keedy

21-23 Tip Top Street, Brighton  
near Tremont Street

2½-story frame structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential R-.5 local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family \_\_\_\_\_ manufacturing \_\_\_\_\_

Purpose: to change occupancy from two- to three-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
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8-7. Any dwelling converted for more families  
which does not meet the requirements for  
lot area and open space is forbidden in  
an R-.5 district.

14-1. Lot area is insufficient.	2 acres	3,200 sf
14-3. Lot width is insufficient	200 ft.	40 ft.
14-4. Street frontage is insufficient.	200 ft.	40 ft.
17-1. Open space is insufficient.	1,000 sf	522 sf
18-1. Front yard is insufficient.	10 ft.	3 ft.

Proposal would tend to set an unwanted precedent. Street is presently  
overcrowded; uneven grade creates poor visibility for pedestrian safety.  
Existing parking conditions present serious obstacle to emergency  
vehicle access. Local civic association is opposed. Recommend denial.

VOTED: In reference to Petition Z-4194, brought by James Keedy, 21-23 Tip Top Street, Brighton, for a forbidden use and five variances for a change of occupancy from a two- to a three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Proposal would tend to set an unwanted precedent. Street is presently overcrowded; uneven grade creates poor visibility for pedestrian safety. Existing parking conditions present serious obstacle to emergency vehicle access.

Z-4194  
21-23 TIP TOP ST.  
(BRI.)



Board of Appeal Referrals 7/6/78

Hearing: 7/18/78

Z-4199-4200

Joseph W. Higgins

511-515 Cummins Highway, Roslindale  
at Annafran Street

One-story masonry structure and one-story frame structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-.5 manufacturing \_\_\_\_\_

Purpose: to combine lots and buildings; to erect one-story addition.

Violation(s):

Section

Required

Proposed

8-7.	A television repair shop is forbidden in an S-.5 district.		
9-2.	A change in a nonconforming use requires Board of Appeal hearing.		
18-4.	Front yard is insufficient.	30 ft.	17 ft.
20-1.	Rear yard is insufficient.	50 ft.	12 ft.

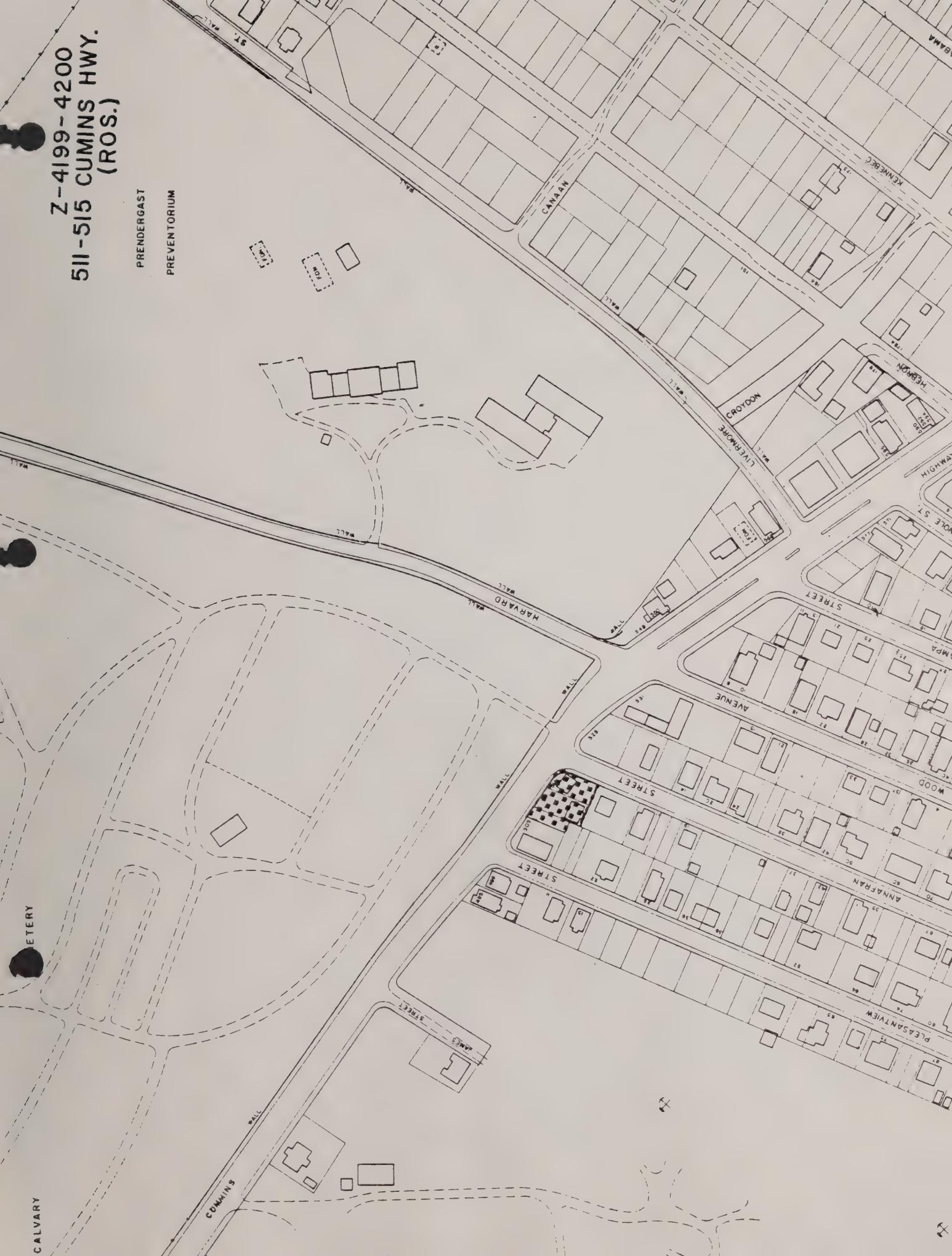
Buildings will be occupied for use as television repair facility.  
Proposed rear addition would have an adverse impact on abutting  
residential property. Recommend approval of combining properties  
and denial of addition.

VOTED: In reference to Petitions Z-4199-4200, brought  
by Joseph W. Higgins, 511-515 Cummins Highway,  
Roslindale, for two forbidden uses, a change  
in a nonconforming use, and three variances to  
combine lots and buildings and erect a one-story  
addition in a single-family (S-.5) district, the  
Boston Redevelopment Authority recommends approval  
of combining properties and denial of addition,  
which would have an adverse impact on adjacent  
residential property.

Z-4199-4200  
511-515 CUMINS HWY.  
(ROS.)

PRENDERGAST

PREVENTORIUM



Board of Appeal Referrals 7/6/78

Hearing: 7/25/78

Z-4202

John Bernardin

89 Revere Street, Boston

near West Cedar Street

Four-story structure

District(s): apartment H-2-65 general business \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ industrial \_\_\_\_\_  
single family \_\_\_\_\_ waterfront \_\_\_\_\_  
manufacturing \_\_\_\_\_

Purpose: to change occupancy from lodging house to three apartments.

Violation(s):

Section

Required

Proposed

17-1. Open space is insufficient.

Structure will be owner-occupied. Beacon Hill Neighborhood Association has no objection. Recommend approval.

VOTED: In reference to Petition Z-4202, brought by John Bernardin, 89 Revere Street, Boston, for a variance for a change of occupancy from lodging house to three apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Conversion will enhance property and neighborhood.

REVERE ST.  
(B.P.)

VOLUME 1

PONO

LOG

Board of Appeal Referrals 7/6/78

Hearing: 7/11/78

Z-4208

Aldo Morelli

25 Rockwood Terrace, Jamaica Plain  
near Rockwood Street

One-story structure

District(s): apartment \_\_\_\_\_ general business \_\_\_\_\_ industrial \_\_\_\_\_  
residential \_\_\_\_\_ local business \_\_\_\_\_ waterfront \_\_\_\_\_  
single family S-.3 manufacturing \_\_\_\_\_

Purpose: to erect one-story addition to one-family dwelling.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
19-1. Side yard is insufficient.	25 ft.	7 ft.
20-1. Rear yard is insufficient.	40 ft.	11 ft.

Addition to be an enclosed porch at side entrance. Neighbors approve.  
Recommend approval.

VOTED: In reference to Petition Z-4208, brought by Aldo Morelli, 25 Rockwood Terrace, Jamaica Plain, for two variances to erect a one-story addition to a one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval. Addition will have no impact on surrounding residential properties.



Board of Appeal Referrals 7/6/78

Hearing: 7/18/78

Z-4214

Armstrong Laboratories  
415-431 La Grange Street, West Roxbury  
at Centre Street

Chemical plant complex

District(s): apartment \_\_\_\_\_  
residential \_\_\_\_\_  
single family \_\_\_\_\_ general business B-1 \_\_\_\_\_  
local business \_\_\_\_\_ industrial \_\_\_\_\_  
waterfront \_\_\_\_\_  
manufacturing \_\_\_\_\_

Purpose: to convert existing storage tank (nonflammables) to storage  
of 1745 gallons of liquified propane gas; to extend fifteen-inch  
high dike wall to eight feet high.

Violation(s):

<u>Section</u>	<u>Required</u>	<u>Proposed</u>
20-3. Walls over six feet high not allowed in required rear yard.		

Petitioner states walls "are required for the safety of adjoining  
buildings and occupants." Public Safety Commission has approved  
storage tank facility. Recommend approval.

VOTED: In reference to Petition Z-4214, brought by  
Armstrong Laboratories, 415-431 La Grange  
Street, West Roxbury, for a variance to extend  
dike wall from fifteen inches high to eight  
feet high in a general business (B-1) district,  
the Boston Redevelopment Authority recommends  
approval. Violation of two feet minimal and  
technical. Wall necessary for public safety.

Z-4214  
415-431 LA GRANGE ST.  
(W.R.)

CENTRE